



Chesterton Road, Cambridge
CB4

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Knight Frank are delighted to offer this commanding Victorian townhouse with exceptional living space across four levels.

Chesterton Road is situated to the north of the City centre, adjacent to the River Cam, within easy reach of Jesus Green and Midsummer Common. The city centre is within close proximity, offering a comprehensive range of shopping, leisure and cultural facilities, the Cambridge Colleges and gardens. Cambridge mainline station is approximately 2.5 miles away with regular services to London King's Cross and Liverpool Street. Schools for all age groups in both the state and private sectors are close by, and good road links via the M11 and A14 provide onward access to major road networks.



Tenure: Available freehold

Local authority: Cambridge City Council

Council tax band: G

Services: Mains gas, electricity, water and drainage

41 Chesterton Road is an exceptional family residence in a sought-after north river location. It retains all the characteristic features expected from its period, including generous ceiling heights, fireplaces, and sash windows (some replaced with UPVC sash). Stone steps lead to an elevated front door and a lower ground-floor entrance that emphasises the potential for an annexe or self-contained unit for a family member.

The entrance vestibule leads into a hallway with a staircase to the upper floors and a door to the basement. The sitting room benefits from two fireplaces with surrounds, a generous window overlooking the rear garden, and a bay with views of the river at the front. The re-fitted kitchen/breakfast room, positioned at the head of the hallway, offers an array of wall and base cabinetry, a stone worktop, and Miele appliances. The dual-aspect windows provide ample natural light. With independent access, the lower floor features a spacious hallway, a bay-fronted living room/bedroom, an additional double bedroom, and a modern shower room. A lobby area leads to a secondary kitchen equipped with self-fitted wall and base units, an electric hob, and an oven with access to the rear garden. From the entrance hall, stairs lead to a lower first-floor landing with a modern cloakroom and an impressive family bathroom with a roll-top bath and double shower cubicle. Two bedrooms, including the principal bedroom, occupy the upper first floor, with breathtaking views over the river. A staircase leads to a second-floor landing with two bedrooms, each featuring dormer windows. The front courtyard leads to the upper and lower levels, paved with inset bushes and flower borders. The property benefits from a spacious enclosed rear garden, featuring a large paved entertaining area, a mainly lawned garden with bush trees and flower borders, a greenhouse, and a timber shed/studio.

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Insurance is in place for the removal of Japanese Knotweed. Please ask selling agents for further information.







Exceptional living accommodation over four floors

Approximate Gross Internal Floor Area 247.9 sq m / 2668.3 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024, Photographs and videos dated January 2024.

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